

GENERAL NOTES

1. The subject site area (Property) is located on Loudoun County Tax Map 37 Parcel 58A (MCPI 346-35-3765) and Tax Map 37 Parcel 58B (MCPI 346-36-7436-000) in the AR-1 Agriculture zoning district, and is in the name of Loudoun County Board of Supervisors as recorded with instrument number 200809030053630 and 200809030053629 within the land records of Loudoun County.
2. The total area of the Property subject to the Special Exception (SPEX) application is 35.1 Acres (+/-). The Property is located on parcels 58A and 58B in Loudoun County.
3. The proposed use of the property is an Active Park and a Commuter Park and Ride Parking Lot, allowable by Special Exception in the AR-1 zoning district and as regulated by the Revised 1993 Loudoun County Zoning Ordinance.
4. Boundary information shown hereon is based on an field survey dated December 21, 2004, by Rice and Accociates of Leesburg, Virginia.
5. The Property area lies completely within the jurisdiction of Loudoun County, and is currently in the Catoctin Election District.
6. Base information shown on the SPEX Plat documents is based on Loudoun County Office of Mapping and Geographic Information digital data as well as Virginia Mapping 2' Contour Interval Topographic information.
7. The improvements, including but not limited to footprints, sizes, heights and locations of building, structures, and parking lots are conceptual in nature and are shown in the SPEX Plat documents. Therefore, the final location of said improvements is subject to change due to final engineering.
8. Final parking requirements will be determined at the site plan stage. The application will conform to section 5-1100 of Revised Loudoun County Ordinance.
9. The locations of existing wells and septic fields within 200 feet of the SPEX Property, according to current Loudoun County Health Department Records, have been shown on the SPEX documents.
10. All future improvements and site design for the Active Park as well as the Park and Ride lot are to be constructed in accordance with federal, state, and Loudoun County requirements.
11. The approval of the SPEX shall in no way relieve the owners of complying with other applicable local, state and federal requirements.
12. It is understood that a Site Plan and Zoning Permit are required after approval of this Special Exception.
13. It is the intent of the applicant to light the proposed parking lots as well as the proposed playing fields. Please refer to the Lighting Plan that has been submitted with this application. All lighting must comply with the Loudoun County Revised 1993 Zoning Ordinance Section 5-1504.
14. Signage will be in accordance with the Revised 1993 Zoning Ordinance.
15. There are no known toxic substances or other hazardous waste items on site.
16. The Site Plan application will detail the requirements of Section 5-1400, Buffering and Screening as well as Section 5-1413, Parking Lot Landscape and Screening.
17. The site contains moderately steep and very steep slopes. The development will comply with Section 5-1508(F) of the Loudoun County Revised 1993 Zoning Ordinance.
18. The site will comply with Loudoun County Revised 1993 Zoning Ordiance Section 5-1507-Noise Standards.
19. BLAD 2009-0028- Scott Jenkins Park, was approved by Loudoun County on August 5, 2009.
20. Wetlands shown are based on a wetlands delineation conducted by Bowman Consulting Group, LTD. approved by the U.S. Army Corps of Engineers on September 25, 2008.

1.	First Referral Comments	08/05/09	MWT
2.	Second Referral Comments	09/28/09	MWT
NO.	DESCRIPTION	DATE	REVSD

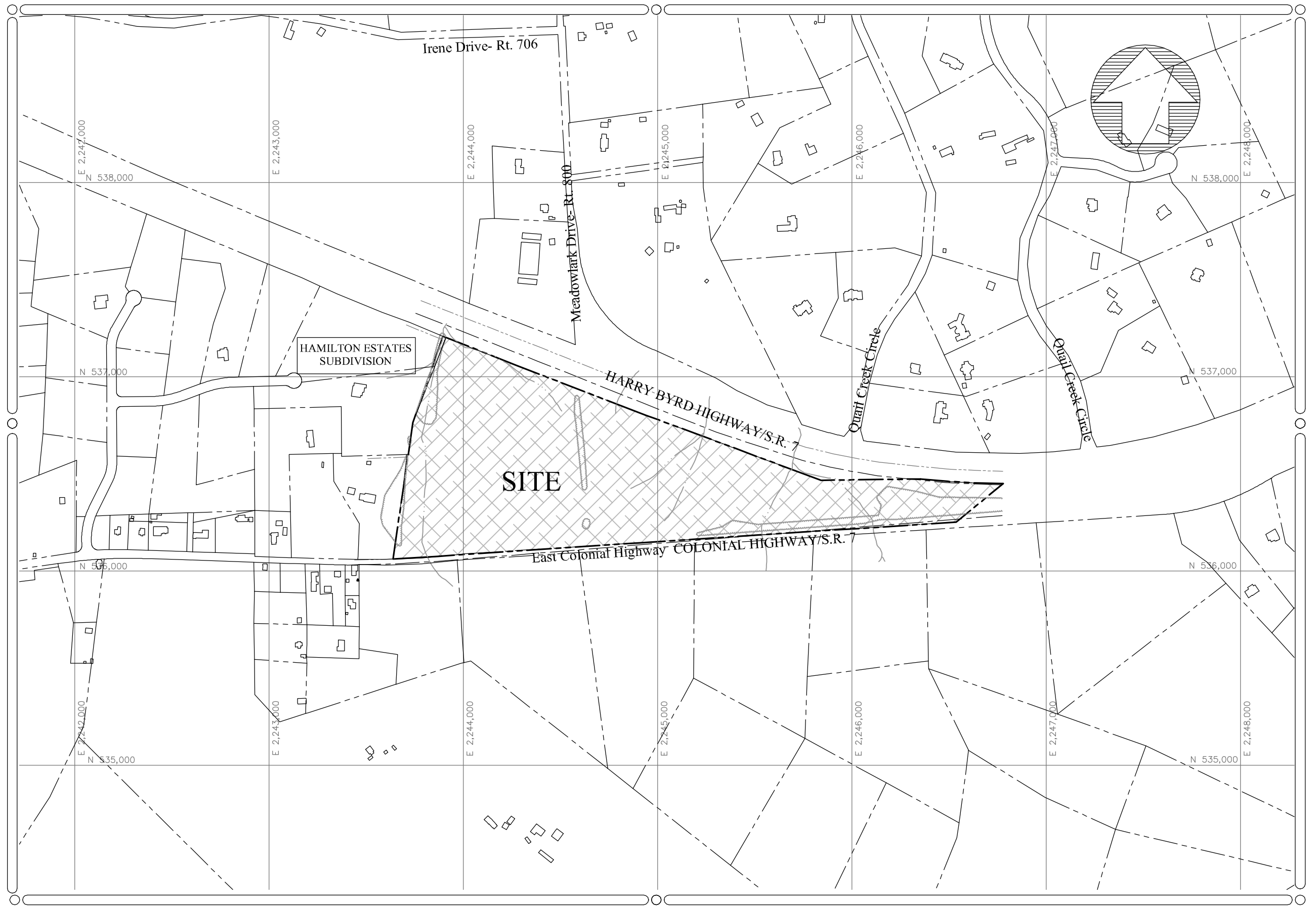
SHEET INDEX

1. COVER SHEET/ VICINITY MAP / NOTES / TABULATIONS
2. EXISTING CONDITIONS
3. SPECIAL EXCEPTION PLAT
4. BALLFIELD PHOTOMETRIC PLAN
5. PARKING LOT PHOTOMETRIC PLAN

Scott Jenkins Memorial Park

Special Exception Plat/ Commission Permit Application

Loudoun County, Virginia



VICINITY MAP

1" = 500"

Applicant

Loudoun County Office of Capital
Construction
211 Gibson Street, N.W.
Suite 123
Leesburg, Va 20176
Attn: Matthew Kitchen
Phone 703-771-5323

Owner

Loudoun County Board of Supervisors
1 Harrison Street, 5th Floor
PO Box 7000
Leesburg, Va 20177-7000
Phone 703-777-0204



Lot Requirements

- Size:** 20 Acres min.
- Width:** 175'
- Length/Width Ratio:** 5:1 maximum
- Yards:** Front No structure shall be witin 200' of Harry Byrd Highway, 75' of East Colonial Highway
Sides: No structure shall be located within 25' of any side property line
- Parking Setback:**
No parking shall be closer than 100' to Harry Byrd Highway or 35' to East Colonial Highway

Building Requirements:

- Lot Coverage:** 11% maximum
- FAR:** No Maximum
- Building Height:** 35' maximum, except no restriction for buildings used exclusively for agriculture.

Scott Jenkins Memorial Park
Special Exception Plat
Commission Permit Application
Catoctin Election District
Loudoun County, Virginia

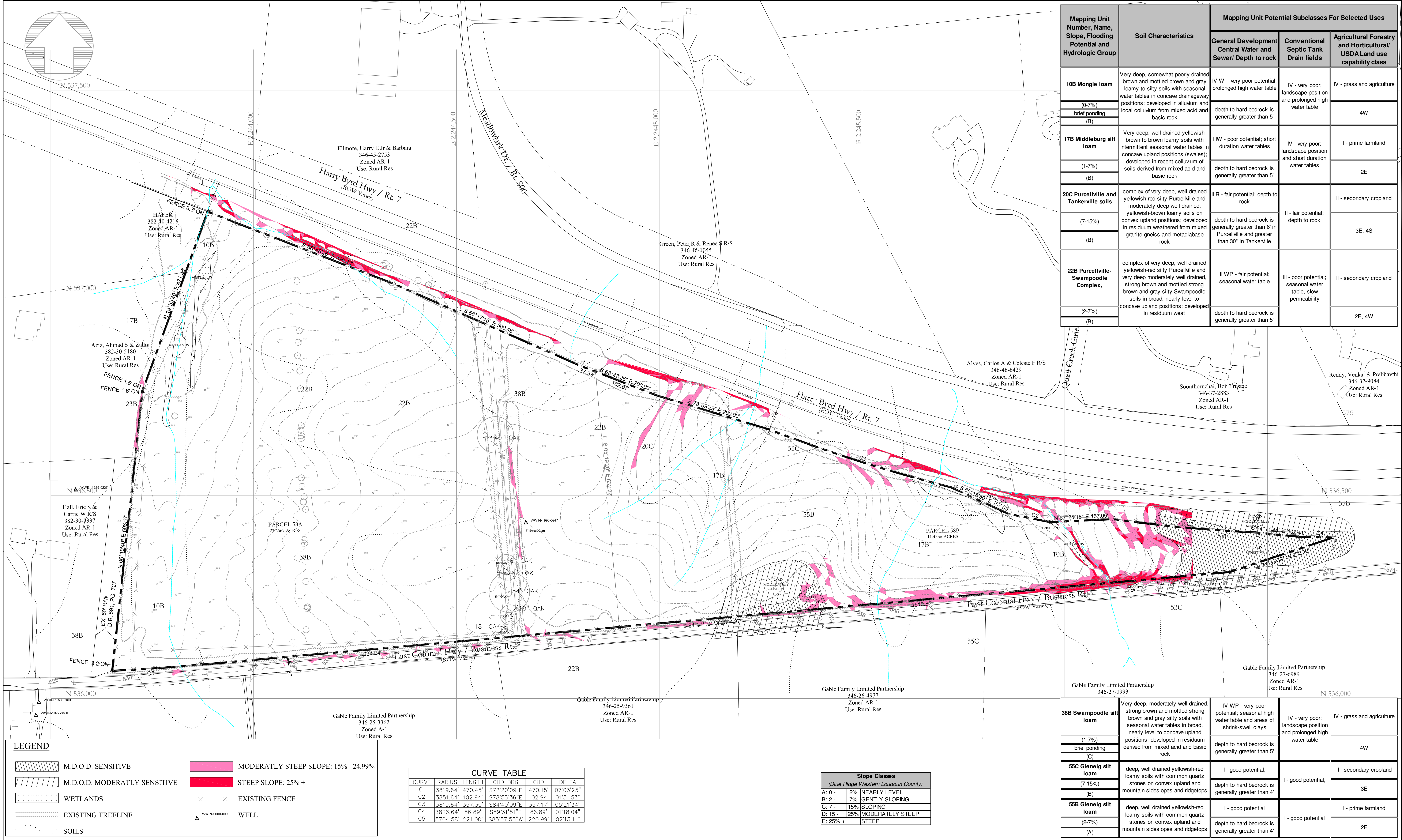
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February 2009
Project 13608-2-0
Sheet 1 of 5

Date: Sep. 30, 2009, 10:05am, User: JD, Thomas
File: P:\Project\130608-2-0\Planning\Forms\SEPL 03-09\P-2 EXISTING CONDITIONS.dwg



Mapping Unit Number, Name, Slope, Flooding Potential and Hydrologic Group	Soil Characteristics	Mapping Unit Potential Subclasses For Selected Uses		
		General Development Central Water and Sewer/ Depth to rock	Conventional Septic Tank Drain fields	Agricultural Forestry and Horticultural/ USDA Land use capability class
10B Mongle loam	Very deep, somewhat poorly drained brown and mottled brown and gray loamy to silty soils with seasonal water tables in concave drainage positions; developed in alluvium and local colluvium from mixed acid and basic rock	IV W - very poor potential; prolonged high water table	IV - very poor; landscape position and prolonged high water table	IV - grassland agriculture
(0-7%)				
brief ponding		depth to hard bedrock is generally greater than 5'		4W
(B)				
17B Middleburg silt loam	Very deep, well drained yellowish-brown to brown loamy soils with intermittent seasonal water tables in concave upland positions (swales); developed in recent colluvium of soils derived from mixed acid and basic rock	IIIV - poor potential; short duration water tables	IV - very poor; landscape position and short duration water tables	I - prime farmland
(1-7%)				
(B)		depth to hard bedrock is generally greater than 5'		2E
20C Purcellville and Tankerville soils	complex of very deep, well drained yellowish-red silty Purcellville and moderately deep well drained, yellowish-brown loamy soils on convex upland positions; developed in residuum weathered from mixed granite gneiss and metadiabase rock	II R - fair potential; depth to rock		II - secondary cropland
(7-15%)			II - fair potential; depth to rock	
(B)		depth to hard bedrock is generally greater than 6' in Purcellville and greater than 30" in Tankerville		3E, 4S
22B Purcellville-Swampoodle Complex,	complex of very deep, well drained yellowish-red silty Purcellville and very deep moderately well drained, strong brown and mottled strong brown and gray silty Swampoodle soils in broad, nearly level to concave upland positions; developed in residuum weat	II WP - fair potential; seasonal water table	III - poor potential; seasonal water table, slow permeability	II - secondary cropland
(2-7%)				
(B)		depth to hard bedrock is generally greater than 5'		2E, 4W

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NO.	DESCRIPTION	DATE	CHKD
REVISION			



PROJECT

Scott Jenkins Memorial Park Special Exception Plat

CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

TITLE

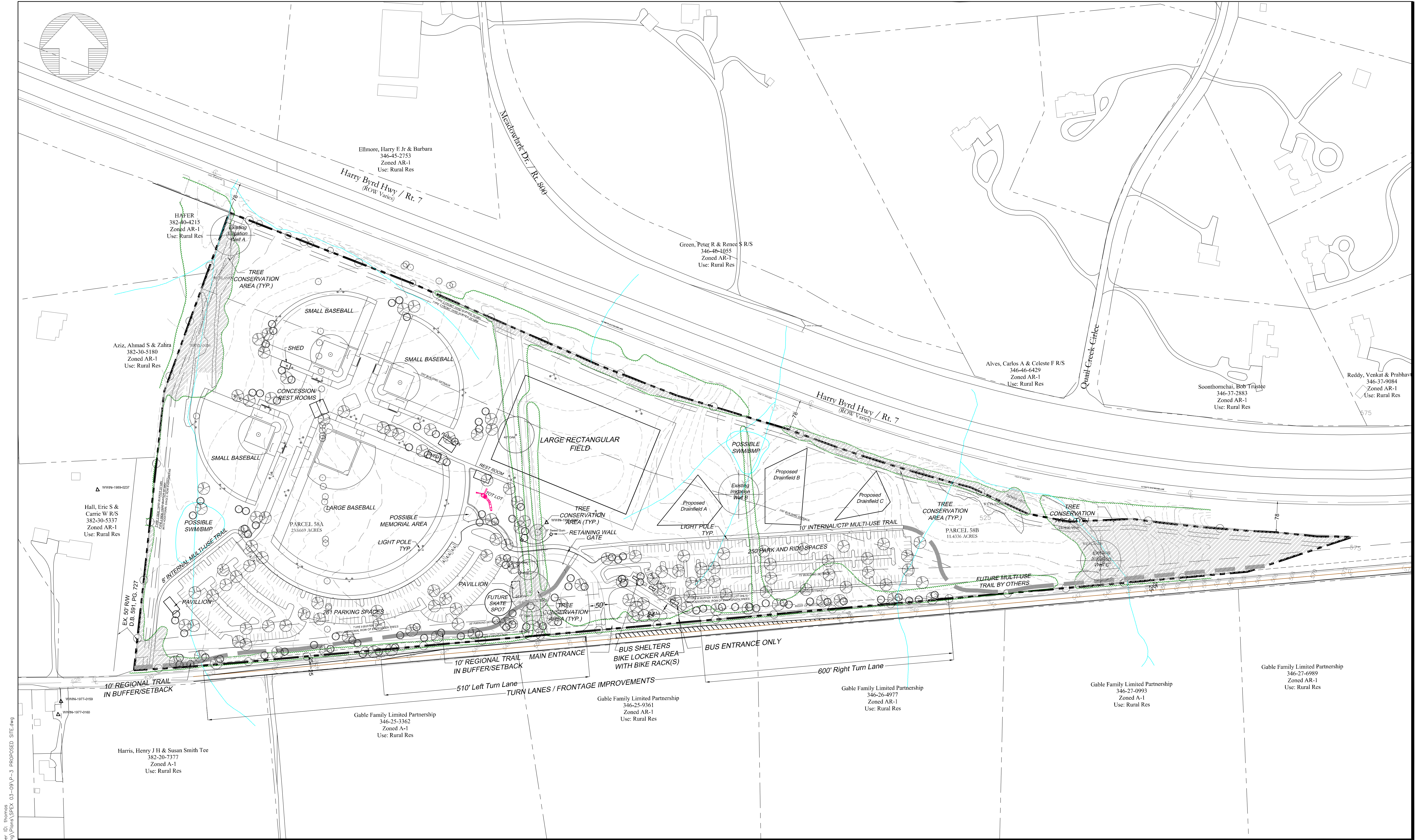
Existing Conditions

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PHR+A

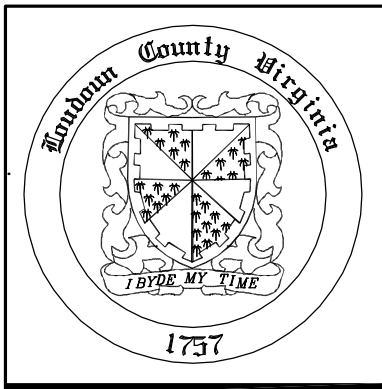
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DESIGN	TEAM	SURVEY	PHR&A
DRAWN	TEAM	DATE	February 2009
CHECKED	MWT	SCALE	1" = 100'
SHEET	2 OF 5	FILE NO.	13608-2-0



Date: Sep 30, 2009, 10:06am User: DB, thomas
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1.	First Referral Comments	08/05/09	MWT
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PROJECT

Scott Jenkins Memorial Park

Special Exception Plat

CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

TITLE

Special Exception Plat

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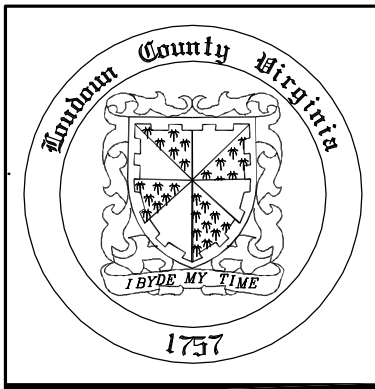
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DRAWN	TEAM	DATE	February 2009
CHECKED	MWT	SCALE	1" = 100'
SHEET	3 OF 5	FILE NO.	13608-2-0

Date: Sep. 30, 2009, 10:04am User ID: thorneys
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Scott Jenkins Memorial Park
Special Exception Plat

CATOCIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

TITLE

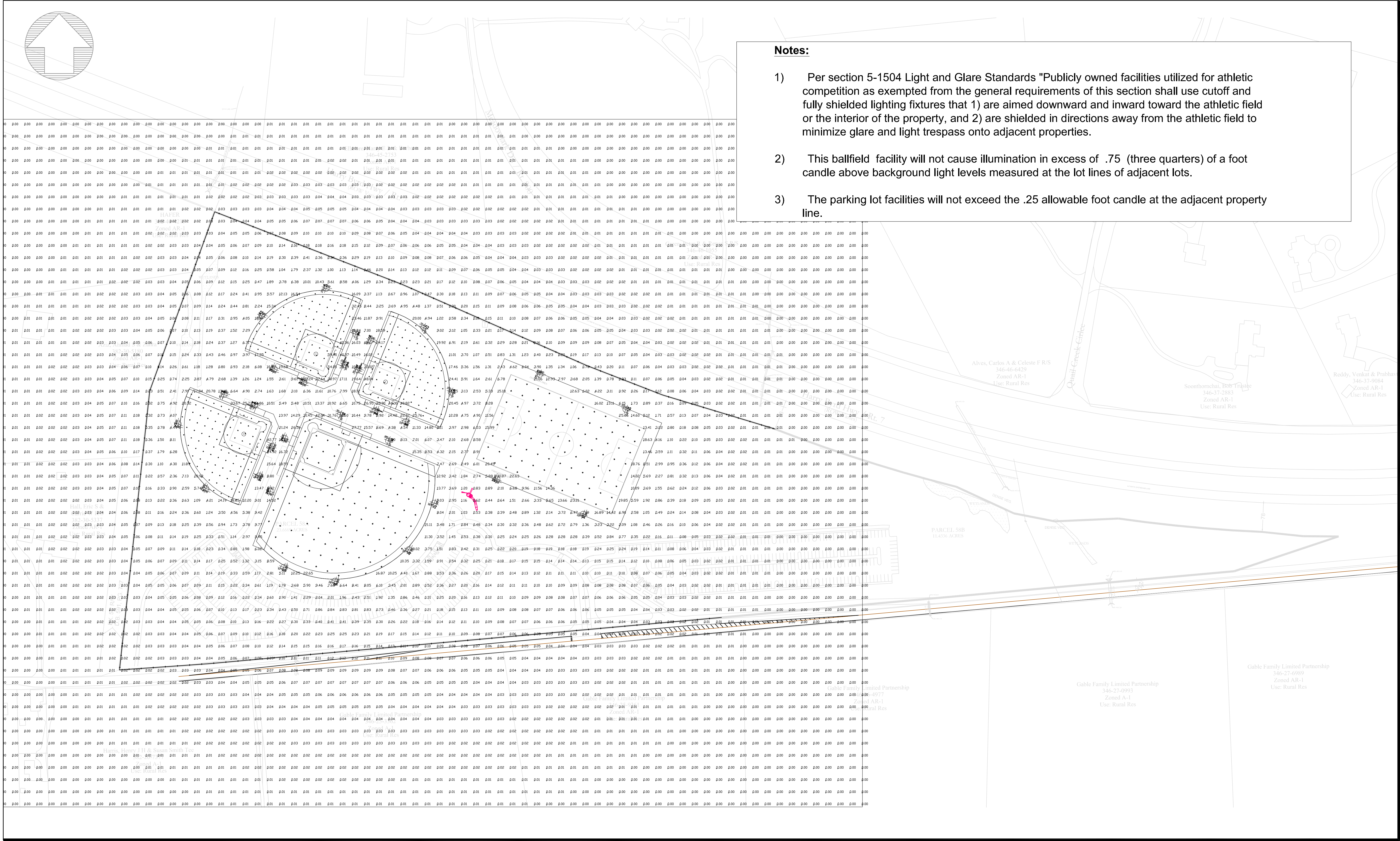
Ballfield
Photometric Plan

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PHR+A

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DESIGN	TEAM	SURVEY	PHR&A
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SHEET	4 OF 5	FILE NO.	13608-2-0



Notes:

- 1) Per section 5-1504 Light and Glare Standards "Publicly owned facilities utilized for athletic competition as exempted from the general requirements of this section shall use cutoff and fully shielded lighting fixtures that 1) are aimed downward and inward toward the athletic field or the interior of the property, and 2) are shielded in directions away from the athletic field to minimize glare and light trespass onto adjacent properties.
- 2) This ballfield facility will not cause illumination in excess of .75 (three quarters) of a foot candle above background light levels measured at the lot lines of adjacent lots.
- 3) The parking lot facilities will not exceed the .25 allowable foot candle at the adjacent property line.

Date: Sep. 30, 2009, 10:03am User: B, thores
File: F:\Project\13608\2-0 Planning\Paras\SPEN_03-09\PL-5_parking_lot_lighting_Plan.dwg

1.	First Referral Comments	08/05/09	MWT
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PROJECT

Scott Jenkins Memorial Park
Special Exception Plat

CATOCIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

TITLE

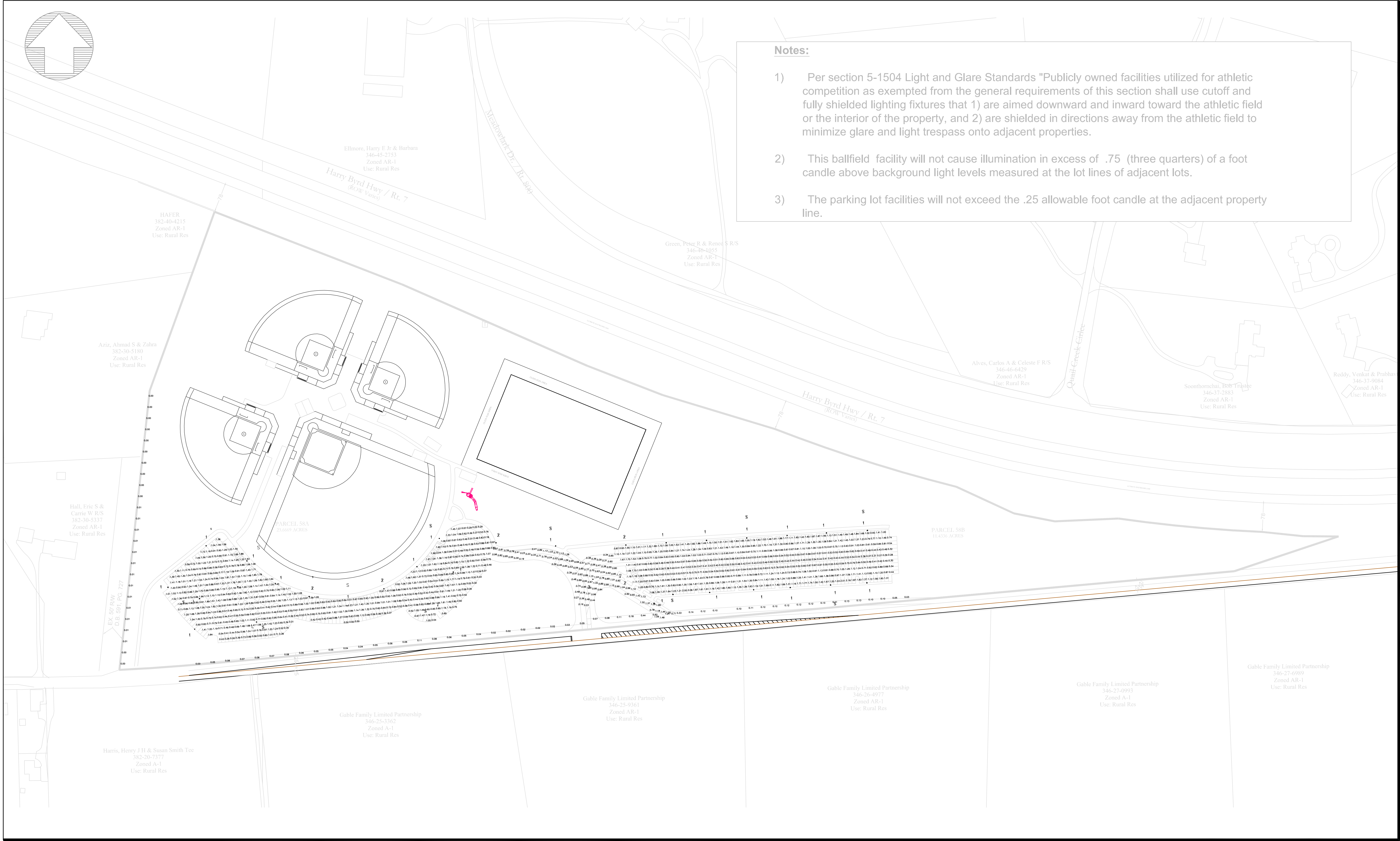
Parking Lot
Photometric Plan

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SHEET	5 OF 5	FILE NO.	13608-2-0



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